

NE New Suburban-

The NE New Suburban area includes single family residences, small family businesses such as a kennel and nursery, one large regional business (Heartland Growers) and open farmland and artisan farms. There is a wide variety of homes in this area, ranging from farmhouses with considerable acreage, to a small subdivision with relatively average lots. There are many homes with less than 5 acres that could be considered mini farms where people grow hay, raise horses or 4-H animals.

There are some topographic areas to consider, open farmland, hedgerows, streams, and wooded areas. The residents expressed great interest in keeping these areas natural in order to preserve the rural feel. There are also major drainage issues that need to be addressed when developing in this area. Predominate land use will be residential with areas for schools, churches, and parks. Rural feel will be defined as having natural open spaces, trees, fields and streams. The residential areas will include farmsteads, individual homes on large lots, Rural subdivisions and Conservation subdivisions with a rural feel by providing considerable open space and perimeter buffering. While it should be expected that over time the large commodity farms may be converted to residential development, the rural character should be retained. A primary component of this character is substantial natural appearing open space. Most families that own substantial acreage have expressed a desire to keep their farmland preserved and this should be respected and encouraged. Also, lots should be available to individual builders to encourage diversity in housing.

Residents that move into rural areas should not expect the same type of environment and the same level of services as their more urban counterparts. Public water, sanitary sewer and storm water drainage facilities may not be immediately available. Farming is a legitimate commercial land use activity that will produce noise, dust and odors, and occasionally will impede traffic.

(Development policies same as Rural Residential with the exception of equestrian uses.)

Appropriate transitions should be used when abutting businesses located along 31 and 38, as well as adjoining subdivisions to the south (Andover). Appropriate would include existing hedgerows, landscaping, open space,

parks, trails, etc. Large berms and fences should be avoided as this only isolates areas and does not promote connectivity and flow. Frontage roads should be used to connect residential areas with any businesses located in the corridors. There was interest in connecting Cool Creek Park to the south with land donated to the north with a trail system that would run along an existing waterway. Also, locating schools close to these natural features in order to preserve them.

Housing that is not consistent with the existing development pattern should be avoided. This area is predominantly agricultural and rural in character and any new residential development should fit into this pattern.

Development should also be located near existing infrastructure and roads which can absorb the traffic. Overall connectivity can be improved by upgrading the existing main streets, particularly through widening. Main thoroughfares should reflect a park-like appearance with landscaped medians and street trees. East – West roads as well as major N-S roads should be improved in order to handle growth both from this quadrant and nearby developments in Noblesville. Although widening may be necessary, increasing speed should be avoided. These streets are not meant to replace Highways 31, 38 and 32. Bike and hiking trails should be added to improve the trail network and support other means of transportation.

The NW New Suburban area includes single family residences, small family businesses such as a sod farm and nurseries, open farmland, equestrian and artisan farms. There is a wide variety of homes in this area as well, ranging from farmhouses with considerable acreage, horse farms, and homes on 1-3 acre lots. Currently there are no large subdivisions built in this area, although two are being planned at this time.

This area would also like to maintain the rural character of the area by locating cluster developments internally, leaving open green space along the primary roads. Topographic areas of mature trees, streams and creeks, and rolling hills should be preserved. In an effort to maintain and protect the existing character, older structures should be preserved when possible. The predominate land use will be residential with areas for a school, library and possible YMCA already set aside. Rural subdivisions and Conservation subdivisions should be favored in order to maintain the rural feel.

Most families that own substantial acreage have expressed an interest to continue farming at this time and care should be used when allowing growth which is too dense into the area where farmers are moving equipment on roads and keeping livestock. There is diversity in architecture and this should be maintained. Accessibility to US 31, 38 and 32 are adequate at this time, but will need upgrading as growth increases. Roadways should not be made in a manner that would increase speed, but improve safety and volume control. Bike and equestrian trails should be incorporated into new development to help connectivity.

Appropriate transitions should be used when abutting business located along 31 and 38 and 32, as well as adjoining subdivisions under development. Appropriate would include existing hedgerows, landscaping, open space, parks, trails, etc. Large berms and fences should be avoided as this only isolates areas and does not promote connectivity and flow. Increasing bike, equestrian and foot trails is highly recommended. This area has the Monon Trail running through it and has great potential for its use and incorporation into future development. Park and recreation areas would be appropriate in this area to buffer different land uses.